

**ORDINANCE NO. 20080724-105**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6224 CROW LANE IN THE SWEETBRIAR NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-2-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district on the property described in Zoning Case No C14-2008-0049, on file at the Neighborhood Planning and Zoning Department, as follows

A 3.09 acre tract of land, more or less, out of the William Cannon League, Abstract No. 6, Travis County, Save and Except a 0.04 acre tract of land, more or less, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property"),

locally known as 6224 Crow Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B"

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district and other applicable requirements of the City Code

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day

**PART 4.** The Property is subject to Ordinance No 20050818-Z002 that established the Sweetbriar neighborhood plan combining district

**PART 5.** This ordinance takes effect on August 4, 2008

**PASSED AND APPROVED**

\_\_\_\_\_  
July 24, 2008

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§  
§

\_\_\_\_\_  
*Will Wynn*  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
*David Allan Smith*  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
*Shirley A Gentry for*  
Shirley A Gentry  
City Clerk

# EXHIBIT A

**File:** \Projects\East End Flats\docs\metes&bounds\3.09 acres\_S&E 0.04 acre.doc

**Page:** 1 of 3 (Survey Attached)

**Date:** September 12, 2006

## 3.09 Acres

All that certain tract or parcel of land situated in Travis County, Texas out of the William Cannon Survey, Abstract No. 6 and being that tract described as 3.085 acres in a Deed granted to Juan Antonio Torres and recorded as Document No. 2002225365, Official Public Records of Travis County, and further described by metes and bounds as follows:

Beginning at a ½" (inner diameter) iron pipe in the north margin of Crow Lane (ROW varies) for the southeast corner of said Torres tract and this tract from which the southwest corner of that tract described as the Mott Addition and recorded in Volume 35, Page 16, Plat Records of Travis County, Texas bears approximately N 24°23'00" E 329 feet,

THENCE with the south line of said Torres tract in the following three (3) courses:

- 1 N 82°46'05" W 173.89 feet to a ½" iron rod with a yellow cap inscribed "ATS Engineers" set in the northeast intersection of the north margin of said Crow Lane and the northeast margin of North Bluff Drive (ROW varies),
- 2 N 43°23'07" W 99.65 feet continuing along the northeast margin of said North Bluff Drive to a ½" iron rod found,
- 3 N 65°24'11" W 45.51 feet to a ½" iron rod with a yellow cap inscribed "ATS Engineers" set for the southeast corner of that tract described as Lot 1, Block "A" Church of God Seventh Day Final Plat and recorded as Document No. 200100156, of said official public records and the southwest corner of said Torres tract and this tract,

THENCE N 24°27'41" E 430.37 feet with the east line of said Lot 1, Block "A" Church of God Seventh Day and the west line of said Torres tract to a ½" (inner diameter) iron pipe found in the south line of that tract described as Lot 3, Alexan Stassney Heights Subdivision and recorded as Document No. 200100088 of said official public records for the northeast corner of said Lot 1, Block "A", Church of God Seventh Day and the northwest corner of said Torres tract and this tract,

THENCE S 65°29'43" E 303.32 feet with the south line of said Lot 3, Alexan Stassney Heights Subdivision and the north line of said Torres tract to a ½" (inner diameter) iron pipe for the southeast corner of said Lot 3, Alexan Stassney Heights and an angle corner of said Mott Addition and the northeast corner of said Torres tract and this tract,

THENCE S 24°23'00" W 416.32 feet, being the basis of bearings cited hereon, with the west line of said Mott Addition and the east line of said Torres tract to the Point of Beginning and containing 3.09 acres of land more or less.

File: \Projects\East End Flats\docs\metes&bounds\3.09 acres\_S&E 0.04 acre doc

Page: 2 of 3 (Survey Attached)

Date: May 30, 2006

**SAVE & EXCEPT 0.04 Acre (1782 sq.ft.)**

All that certain tract or parcel of land situated in Travis County, Texas out of the William Cannon Survey, Abstract No. 6 and being that tract described as 0.03 Acre in a Right-of-Way Deed granted to Travis County, Texas and recorded in Volume 1947, Page 230, Real Property Records of Travis County, and being a portion of that tract described 3.085 acres in a Deed granted to Juan Antonio Torres and recorded as Document No. 2002225365, Official Public Records of Travis County, and further described by metes and bounds as follows:

Commencing from a 1/2" (inner diameter) iron pipe in the north margin of Crow Lane (ROW varies) for the southeast corner of said Torres tract,

THENCE N 82°46'05" W 149.46 feet to a calculated point in the south line of said Torres tract and the north margin of said Crow Lane for the Point of Beginning of said Travis County tract and this tract,

THENCE with the south line of said Torres tract and said Travis County tract in the following three (3) courses:

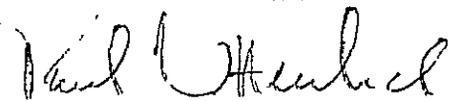
- 1 N 82°46'05" W 24.43 feet to a 1/2" iron rod with a yellow cap inscribed "ATS Engineers" set in the northeast intersection of the north margin of said Crow Lane and the northeast margin of North Bluff Drive (ROW varies),
- 2 N 43°23'07" W 99.65 feet continuing along the northeast margin of said North Bluff Drive to a 1/2" iron rod found,
- 3 N 65°24'11" W 45.51 feet to a 1/2" iron rod with a yellow cap inscribed "ATS Engineers" set for the southeast corner of that tract described as Lot 1, Block "A" Church of God Seventh Day Final Plat and recorded as Document No. 200100156, of said official public records and the southwest corner of said Torres tract and said Travis County tract and this tract,

THENCE N 24°27'41" E 8.00 feet with the east line of said Lot 1, Block "A" Church of God Seventh Day and the west line of said Torres tract and said Travis County tract to a calculated point for the northwest corner of said Travis County tract and this tract,

THENCE with the north line of said Travis County tract and into and across said Torres tract in the following two (2) courses:

- 1 S 64°16'18" E 60.18 feet to a calculated point,
- 2 S 45°21'18" E 107.58 feet to the Point of Beginning and containing 0.04 acre (1782 sq. ft.) of land more or less.

Bearing cited hereon are based on the east line of Juan Antonio Torres recorded as Document No. 2002225365, Official Public Records of Travis County, Texas having a record call of S 24°23' W 416.37 feet and a monumented distance of 416.32 feet.



Paul Utterback  
Registered Professional Land Surveyor No. 5738

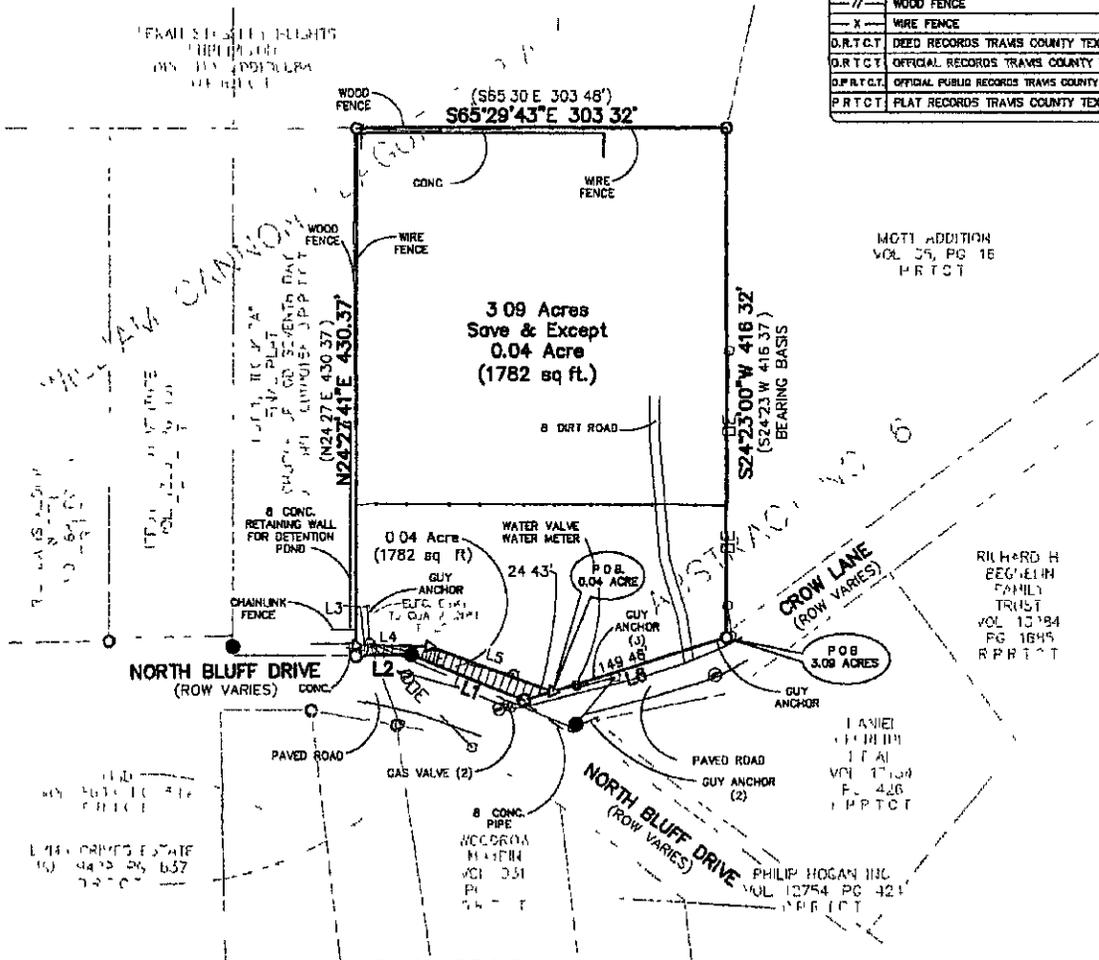


# TITLE SURVEY

Reference Three L P Address North Bluff Drive & Crow Lane, Austin, Tx  
 3.09 Acres situated in Travis County, Texas out of the William Cannon League Survey, Abstract No 6, also being that tract described in a Deed granted to Captivity Investments Three, L P and recorded as Document No 2006182250 Official Public Records of Travis County, Texas SAVE & EXCEPT 0.04 Acre (1782 sq ft), also being that certain tract conveyed to Travis County, Texas, by Right-of-Way Deed recorded in Volume 1947, Page 230 Real Property Records of Travis County, Texas

LEGEND	
●	1/2" (RF) IRON ROD FOUND (unless noted)
○	1/2" (LD) IRON PIPE FOUND
○	1/2" (RS) IRON ROD SET "ATS ENGINEERS"
△	CALCULATED POINT
( )	RECORD INFORMATION
⊕	SEWER MANHOLE
⊕	WASTE WATER MANHOLE
○	UTILITY POLE
—○—	OVERHEAD ELECTRIC LINE
—  —	WOOD FENCE
—x—	WIRE FENCE
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY TEXAS
O.R.T.C.T.	OFFICIAL RECORDS TRAVIS COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY TEXAS

SCALE 1"=100'



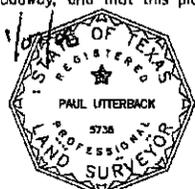
NUMBER	DIRECTION	DISTANCE
L1	N43°23'07\"W	99.65
L2	N65°24'11\"W	45.51
L3	N24°27'41\"E	8.00'
L4	S84°16'18\"E	60.18
L5	S45°21'18\"E	107.58'
L6	N82°46'05\"W	173.89'

NUMBER	DIRECTION	DISTANCE
L1	N43 24' W	99.65' (R1)
L2	N65 35' W	45.51' (R1)
L3	S23 58' W	8 0' (R2)
L4	N66 02' W	60 (R2)
L5	N47 07' W	107.4' (R2)
L6	N82 42' W	173.89'(R1)

Record Reference  
 R1 - Constable's Deed between Travis County, Texas and Air Conditioning Inc recorded in TRV 2000026617 Official Public Records Travis County, Texas  
 R2 - Right of Way Deed granted to Travis County, Texas recorded in Volume 1947, Page 230 Deed Records Travis County Texas

- Notes
- 1) All easements, of which I have knowledge and those recorded easements furnished by Land America Austin Title according to Title Commitment CF No 2422005120 DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon
  - 2) Blanket easement granted to Texas Power & Light Company recorded in Volume 546 Page 612
  - 3) Right-of-way easement granted to Travis County, Texas recorded in Volume 645 Page 388 affects the south side of parent tract H S Lawson There is inconclusive descriptive evidence to accurately determine if subject tract fall within sold parent tract
- I, Paul Utterback HEREBY CERTIFY that a survey was made on the ground of the property shown hereon, that there are no visible discrepancies conflicts shortages in area boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown that said property has access to and from a public roadway, and that this plat is an accurate representation of the property to the best of my knowledge

*Paul Utterback*  
 Paul Utterback, RPLS No 5738  
 Client Captivity Investments  
 Date of Field Work 07/31/2008  
 Field MPuttman  
 Tech CHenderson  
 Date Drawn 08/07/2008  
 Path Projects/East End Plats/MottAdd/dwgs/title/surv-title\_Crow2\_3.09Acre\_070807.dwg



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